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FARM OWNERSHIP AND TENANCY IN THE UNITED STATES.

BY EDWARD ATKINSON.

Under the above title Mr. Atkinson presented a paper at the meeting of the International Statistical Institute held at St. Petersburg, August, 1897. Owing to its length, and the fact that portions of it are already familiar to American readers, only an abstract is here printed. This is followed, page 336, by an Analysis and tables prepared by L. G. Powers, Commissioner of the Bureau of Labor Statistics of Minnesota.

Mr. Atkinson began by stating that the population of the United States, now numbering approximately 73,000,000, constitutes but five per cent of the estimated population of the globe; yet it consumes more than one-third of the commercial product of iron, steel, and copper within its limits. It consumes about 25 per cent of the commercial product of wool of the world; nearly 30 per cent of the commercial product of cotton; and produces more than 60 per cent of the world's cotton crop. Of food it raises all that our population can consume, with an excess which might supply another nation nearly as great in number. In the distribution of these products it possesses and makes use of nearly one-half the railway mileage of the world. In recent years the power of production, not only of the soil the forest, and the mine, but of the factory and the workshop.

has been so greatly increased by the applications of science and invention as to compel us to look more and more to foreign commerce for a market for our excess; and this fact cannot fail ere long to dominate the policy of the country. Underlying this whole power of production and of mutual service is the question of farm ownership and farm tenancy.

Within the lives of the present generation the national policy was brought into force of granting large areas of land to railway corporations in alternate sections of 640 acres each, and the homestead act for granting to actual settlers homes free of charge of 160 acres each. Under the operation of that policy the vast territory to the west of the Mississippi river has been rapidly opened to settlers, and since 1865 over 2,000,000 new farms have been created from the virgin prairies.

The abolition of slavery, the increasing use of machinery, the opening up of a vast area of new land for settlement, and the more recent decrease of opportunities for obtaining free or cheap farm lands, are and have been all factors at work changing the size of farm holdings in the United States, and also changing the character of the tenures by which farm lands are operated. Under the operation of these factors the cultivation of farms by tenants or lessees has during the past generation been actually and relatively increasing in all parts of the United States. Many persons, perhaps the great majority even in America, of those who have not given due attention to the subject, have been under the impression that this increasing farm tenancy marks a progressive degradation of the great body of agriculturalists. Is that impression well or ill founded? This question may be stated in other terms as follows:—

The area of the United States, omitting the territory of Alaska, which is not within the agricultural region, is slightly less than three million (2,970,000) square miles. Without entering into a very close analysis of the qualities of this

land, extending from the semi-tropical sections of Florida and of Texas to the northern limit of Dakota and Minnesota, about one-half of this area may be called arable land. The remainder is largely suitable for pasturage or is covered with timber, a considerable portion being mountainous, a relatively small part, not yet accurately measured, semi-arid or desert. About 12 per cent of this total area is under the plow, or 24 per cent of that part which may be considered good arable land.

This area, named as under the plow, does not include land in grass or pasture customarily worked in rotation with grain or other crops. It is the area specifically assigned to each particular crop designated in the year named.

The principal crops of the United States raised in the year 1896 were as follows,— approximate area, quantity, and approximate value at the farms being given as reported by the Department of Agriculture :—

Crop.	Square Miles.	Area.—Acres.	Quantity.	Approximate Farm Valuation.
Maize.....	126,604	81,027,156	2,283,875,165 bu.	\$491,006,967
Hay.....	67,593	43,259,756	59,282,158 tons	388,145,614
Wheat.....	54,092	34,618,646	427,684,346 bu.	310,602,539
Cotton.....	36,634	23,445,845	8,534,870 bales	283,688,043
Oats.....	43,072	27,565,985	707,346,404 bu.	132,485,033
Potatoes.....	4,324	2,767,465	252,234,540 bu.	72,182,350
Tobacco.....	930	594,749	403,004,320 lbs.	24,258,070
Barley.....	4,610	2,950,539	69,695,223 bu.	22,491,241
Rye.....	2,862	1,831,201	24,369,047 bu.	9,960,769
Buckwheat.....	1,179	754,898	14,089,783 bu.	5,522,339
Total.....	341,900	218,816,240	.....	\$1,740,342,965

The other crops whose acreage was given in the last Census Report (flax, "truck," sweet potatoes, sorghum, cane, peanuts, rice, broom-corn, and hemp, naming them in order of area) then covered 3,552,129 acres, making an addition of 1.64 per cent to the area under the enumerated crops. A like addition to the total in the table above gives 222,400,000

acres as the area "under the plow" in 1860 500 square miles in large measure held by men holding an estate in land; hence the grave importance of the very large proportion of farmers owning their land free of incumbrance. Nearly 80 per cent of the farms which are owned and worked either by owners or tenants are free of any incumbrance or debt secured by mortgage. The debt upon the remainder of the farm land of the United States bears a ratio of 35.55 per cent to the true value of the property encumbered, and 8.18 per cent to the value of all farm lands.

Attention has already been called to the changes that in recent years have been made in the United States in the size of agricultural holdings, and to the actual and relative increase in the number of tenant farmers or lessees during the same time. The question has been stated as to whether or not these changes are adverse or favorable to the progress of agriculture, and whether or not they conduce to the welfare of the State. The writer had long held to the wholly favorable aspect of these changes, judging, on a general review of the subject, that tenant farming marked a step in the progress of the common laborer toward becoming the owner of his farm, and that it did not indicate any tendency on the part of those who had been farmers to become lessees under a system of consolidation of small farms into large areas owned by one landlord. That such view is the true one is now made plain by the very thorough and complete proofs which have been so carefully prepared by his collaborateur, Mr. L. G. Powers, Chief of the Bureau of Labor of the State of Minnesota, one of the greatest and most prosperous grain-growing States of the Mississippi valley.

It has been shown that this area actually under cultivation in grain, cotton, and other farm products is less than 12 per cent of the total area of the nation, excluding Alaska, or 24 per cent of what might be considered good arable land. Even this area has not yet been brought to any full average standard of production, as it will be under the influences which

are now in force. It may be remarked that this area under the plow in the specific crops named but little exceeds the area of the single State of Texas, including with it the Indian Territory on its northern border, heretofore occupied as an Indian reservation. Within very recent years the title of the Indian tribes to this land has been recovered by purchase. The Indians themselves have been settled in severally upon separate parcels, while from this reservation the new Territory of Oklahoma has been established, soon to become a State, and another State will hereafter be added. Such is the general fertility and such are the conditions of climate in this specific portion of the United States—Texas and the Indian Territory—that the entire grain, hay, cotton, rice, tobacco, and sugar crops now made in all the United States could readily be made within this section only.

According to the latest enumeration, in 1890, the total number of farms occupied by owners or tenants was 4,564,641; the number of farmers owning or occupying under any tenure was 5,281,557; the number of farm laborers was 3,004,061; the number otherwise engaged in agriculture, not including, however, the wood chopper and lumbermen, was 180,745; total, 8,466,363,—constituting 37.2 per cent of the total number of persons occupied in gainful occupations. To this number should doubtless be added a certain number of laborers listed in the census under the general term of laborers, but occupied during a part or the whole of the year upon the farm. The number of persons occupied in flour mills, meat-packing establishments, in canning meats, vegetables, and fruits, and in butter factories and creameries, can only be estimated at approximately one hundred thousand. The valuation does not cover all the products of agriculture, only the valuation of the specific crops named, which are the important products. Such are the statistical conditions to be considered. About half our population is occupied in agriculture or in the secondary processes.

Nearly 80 per cent of the farms which are owned and worked either by owners or tenants are free of any incumbrance or debt secured by mortgage. The debt upon the remainder of the farm land of the United States bears a ratio of less than 36 per cent to the true value of the farm property which is under mortgage,—less than 10 per cent of the value of all farms.

The influence of this steady increase in farm ownership will be almost world wide. The manufacturing States of Europe have for the last few years depended in great measure upon the wheat of the United States for their supply of bread, and upon the cotton of the United States for the working of their spindles. The changes now in progress will probably diminish the quantity of wheat available for export, but will increase or have increased the quantity of cotton. When the fertile and very extensive prairies of the far Northwest were first opened to cultivation by the construction of railways in advance of settlement, what may be called the manufacture of wheat was entered upon on a grand scale. The whole process was conducted by the application of machinery to a virgin soil. It was for a time very profitable. The invention of the self-binder, which was perfected between the years 1876 and 1880, did away with the last element of hand labor, each self-binder dispensing with the work of five or six hand-binders, who had commanded almost any price for their work during the harvest season. When that simple invention was applied the product of wheat was carried from an average, in round figures, of 300,000,000 bushels, in the early part of the decade between 1870 and 1880, to 500,000,000 bushels in the latter part of that decade and in the early part of the subsequent period.

This rapid and sudden increase rendered the export of a large excess possible, from which the United States recovered the gold enabling the country to resume specie payment in 1879,—the gold imported in that period in advance of

resumption being almost exactly the equivalent of the wheat exported.

But this single crop system is a very exhaustive one. It has ceased to be profitable. The great wheat farms are being cut up into farms of moderate area, on which wheat is cultivated in due rotation with a variety of other crops. Under these conditions we may still produce an excess of wheat for some years to come, yet it is becoming a relatively unimportant crop, and at the lessened price has yielded or will yield to other products which are more profitable. As time goes on there can be little doubt that the wheat of the empire of Russia, supplemented by the wheat of the Argentine Republic, will more and more displace the wheat supplied by the United States, as a more profitable use is found for the small farms.

On the other hand, these very same forces of the subdivision of land under tenancy or ownership, which have tended to diminish the relative wheat crop of the West, have tended and still tend to the increase of the cotton crop of the South. Under the slave system of labor the unit of land was the great plantation, the limit of the crop was in the amount that could be picked, not in the amount that could be planted and cultivated. Whites would not work with the slaves on the cotton plantations, therefore the crop was restricted to what the hands on the plantations could pick, except in Texas, where the cultivation of small farms by white men had begun even before the war; but at that time the crop of Texas was a small factor in the total. The abolition of slavery has changed these conditions. Great plantations are almost unknown. Negro tenants and white farmers now emulate each other, so that the whole force of every family takes to the cotton field in the picking season. The saving of the seed, formerly wasted, and its conversion into many useful products has added more than \$50,000,000 a year to the value of each crop; 10,000,000 bales of cotton are now

made where less than 5,000,000 was the largest yield under the old system.

The State of Texas alone now makes nearly as much cotton as all the cotton States did before the war. The cotton of Texas is almost wholly the product of white men's farms and is rapidly increasing. The area of Texas is 275,000 square miles. On less than a tenth of the area of this one State the whole cotton crop of the United States could easily be grown.

Coupled with the increasing number of the owners of small farms, who must deal with the soil as a laboratory rather than as a mine, an extensive system of agricultural experiment stations has been brought into existence under the national government. There is one or more in every State, and from these centres improved treatment of the land, improved processes and instruction in dairying, and all the analogous arts, are rapidly extending. Within the generation that has witnessed the establishment of this system of instruction in agriculture, the whole system of farming in the United States will be subjected to a complete revolution.

Analysis by Mr. L. G. Powers.

As the result of the various industrial factors summarized by Mr. Atkinson, there may be noted, in the period since 1860, several changes, almost revolutionary in their nature, in the size of agricultural holdings in the United States and in the terms of tenure by which they are operated. From 1860 to 1870, or thereabout, there was in all portions of the nation a great increase, both actual and relative, in the number of small holdings, under 50 acres, and a corresponding decrease in the number of greater size. In the old slave States this change accompanied and resulted from the emancipation of the negroes, and the social and economic revolutions in that section caused by the war. In the old free States similar changes followed the development of the fac-

tory system, and the consequent rise of wages that occurred at that time, not only in the cities but also upon the farms. From 1870 to 1880 there was everywhere a movement, in the size of holdings, the reverse of the one just noticed for the preceding decade. This change followed and resulted from the introduction and general use of labor-saving machinery upon the farms not far from 1870. From 1880 to 1890 there was a small actual increase and a slight relative decrease in the number of holdings under 100 acres, and a small actual and relative increase in the number of those larger. The modifications in the size of agricultural holdings in this decade mark the earlier stages of a more scientific cultivation of the soil and the lessened supply of desirable cheap or free land for settlement.

During the period since 1860, with all the fluctuations in the size of farm holdings, there has been a steady, though irregular, increase in the actual and relative number of farms operated by tenants or lessees. This increase in farm tenancy has, however, during all the period, been associated with, and often has been directly caused by, an upward social movement extending from the lowest slavery of the negroes up to the most independent phase of farm ownership.

Exhibits A, B, and C show how the lowest form of farm tenancy, that which is found among families tilling less than 20 acres of land for a share of the products, decreased actually and relatively between 1880 and 1890. The decrease in the number of tenants of this lowest order is a part of the rise of this class of tenants along three distinct lines: —

(1.) These tenants for a share of the products of a small parcel of land tend to rise to the cultivation of a larger tract of land. This tendency is disclosed by the decrease in the number of small and the increase in the number of larger holdings of this class of tenant-operated farms.

(2.) A second line of progress for these lowest tenants is, after acquiring a small amount of capital of their own, to rent for cash the land at first tilled by them for a share of

the products. This line of progress is disclosed by the fact that the actual number of small holdings for cash rental increases, while that for a share of the product decreases.

There is a further progress in this second class, as there was in the lowest. This is shown by the greater actual and relative increase of the number of the larger holdings.

(3.) A third line of progress is shown by the rise of all classes of tenants to farm ownership. The movement along this line is indicated by the greater actual and relative increase in the number of farm owners than of tenants, both of the small and large farms.

This upward tendency since 1880 among farm tenants, and the movement from small to large holdings, etc., is clearly traceable in Exhibits A, B, and C. Another line of facts showing the same tendency among farm tenants to rise to farm ownership is shown by Exhibit D, which is a table compiled from the reports of the United States Census. This gives for the nation and for two great groups of States the sub-classification of owners and tenants by ages. This compilation proves that the young people are tenants in large proportion, while the older ones are more largely farm owners. The chance of rising is largest in the North Central States and the smallest in the South Central. It is greater, in other words, with the white tenants than with the descendants of the old negro class. In the North Central States the farm owners under 25 years of age constitute only 38.52 per cent of the whole, while the tenants make up 61.46 per cent. This stands in contrast with the division of the same classes among the farmers over 60 years of age. Of these farmers 90.14 per cent were owners, and only 9.86 per cent were tenants. These figures indicate that five-sixths of those who start as tenants in this group of States rise before 60 years of age to become owners of farms.

As further showing the probability of a tenant rising to farm ownership in the great group of North Central States, attention is called to a special investigation made by the

Minnesota Bureau of Labor in 1893. That investigation ascertained the personal history of a large number of farmers in a number of different and typical counties of the State. It thus ascertained that 15.1 per cent of the farm owners had risen from farm tenancy after an average life as tenant of only four years. The men now working as tenants had averaged nine years in that capacity. Of the best men now working as tenants, each year, one in four will then doubtless rise in the future, as in the past, to farm ownership. Of the whole, including the shiftless and inefficient, one in nine will thus rise to the higher position.

Since 1860 the number of farms has increased in the United States from 2,044,077 to 4,564,641 in 1890. This is an increase in 30 years of 123.31 per cent. The number of farm families, by the estimates of the table, increased from 3,358,750 to 5,545,500, or 65.11 per cent. The number of farm-owning families, by the same estimates, increased from 1,850,000 to 3,392,746, or 83.39 per cent. More exact data, if obtainable, would probably show this percentage of gain to have been slightly greater than these figures. But while the number of farms actually increased 123.31 per cent, and the number of farm-owning families increased over 83 per cent, the number of dependent families, of tenants, wage-earners, and slaves had, according to the estimates of this table, increased only from 1,508,750 to 2,132,754, or 43.25 per cent.

Had the dependent families on farms increased as rapidly in numbers as did the farm there would have been in 1890 from 1,200,000 to 1,400,000 more of such families than were at that time in existence on those farms. The difference marks the upward movement of that number of families from the low positions of slaves or wage-earners to the higher ones of farm tenants and owners. Had the families owning farms increased only as rapidly as did all farm families there would have been in 1890 not to exceed 3,075,000 of such families. Their actual numbers were not less and probably exceeded 3,392,796. The difference, 317,746, represents the number

of families who in 30 years had risen from the lowest depths of slavery all the way up to farm ownership, or had made the journey from some one of the two intermediate positions of wage service or tenancy.

The census investigation of 1890 found 1,624,433 families residing on farms tilled by themselves as tenants and farms upon which they thus made their homes. This number is materially greater than that of the farms in the nation reported by the same authority as cultivated by tenants.

The census found 3,142,746 families residing upon the farms owned and operated by them. The number of farms operated by their owners was somewhat larger,—3,269,778. The writer gives as his estimate of all farm-owning families the number of 3,392,746. This includes an estimate for the families residing not on the farms owned or tilled by them, but apart from the same, in a “home.” It includes not only those farmers who, residing in a “home,” work a farm of their own. It includes some who, residing in such “homes,” employ their time in working upon their farms, keeping them in good repair, while those farms are leased to tenants. It also includes those few men who reside on the farms owned by themselves but operated by tenants, such farmers being classed by the Census as “home” and not “farm” families.

After allowing for all possible elements of error in these estimates, and in the other figures here presented from the census, this conclusion is reached:—

The ascertainable facts about American agriculture leave no question that there is and has been for thirty odd years at least a most momentous forward industrial and social movement among the tillers of the soil. Since 1860 the farm owners, in addition to their natural increase in numbers due to the growth of agricultural population, have added to their number a total of 317,000 families. These in 30 years had risen from lower economical conditions or stations in life. During the same period the lower classes of slaves or wage-earners had seen from 1,200,000 to 1,400,000 families

TABLE A.

AN EXHIBIT FOR THE UNITED STATES, FOR VARIOUS DECENNIAL PERIODS, OF THE NUMBER OF FARMS OF ALL TENURES AND OF VARIOUS SIZES, TOGETHER WITH THE PERCENTAGES WHICH THE VARIOUS SUBDIVISIONS ARE OF THE WHOLE.

Acreage of Farms Cultivated.	Years.	Farms of All Tenures.	Number of Farms Cultivated by				Percentage of all Farms of the Same Size Cultivated by				Percentage of all Farms.				
			Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.	Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.	All Farms.	Cultivated by			
												Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.
Under 10 acres.....	1860	54,676	.....	.....	.....	.....	.....	.....	.....	2.80	.....	.....	.....	.....	
	1870	178,896	.....	.....	.....	.....	.....	.....	.....	6.76	.....	.....	.....	.....	
	1880	139,241	88,057	51,184	23,779	27,405	63.2	36.8	17.2	19.6	3.48	2.20	1.28	.59	.69
	1890	150,194	98,990	51,204	26,181	25,023	65.9	34.1	17.4	16.7	3.29	2.17	1.12	.57	.55
10 and under 20 acres..	1860	162,178	.....	.....	.....	.....	.....	.....	.....	.....	8.29	.....	.....	.....	.....
	1870	294,627	.....	.....	.....	.....	.....	.....	.....	.....	11.07	.....	.....	.....	.....
	1880	254,749	122,411	132,338	41,552	90,816	48.0	52.0	16.4	35.6	6.35	3.05	3.30	1.04	2.26
	1890	265,550	132,970	132,580	46,921	85,659	50.0	50.0	17.6	32.4	5.81	2.91	2.90	1.03	1.87
20 and under 50 acres..	1860	616,558	.....	.....	.....	.....	.....	.....	.....	.....	31.54	.....	.....	.....	.....
	1870	847,614	.....	.....	.....	.....	.....	.....	.....	.....	31.86	.....	.....	.....	.....
	1880	781,574	460,486	321,088	97,399	223,689	58.9	41.1	12.5	28.6	19.50	11.49	8.01	2.43	5.58
	1890	902,777	505,313	397,464	137,709	259,755	55.9	44.1	15.3	28.8	19.79	11.08	8.71	3.02	5.69
50 and under 100 acres.	1860	608,878	.....	.....	.....	.....	.....	.....	.....	.....	31.15	.....	.....	.....	.....
	1870	754,221	.....	.....	.....	.....	.....	.....	.....	.....	28.35	.....	.....	.....	.....
	1880	1,032,810	804,522	228,288	69,663	158,625	77.9	22.1	6.7	15.4	25.77	20.07	5.70	1.74	3.96
	1890	1,121,485	840,178	281,307	100,613	180,694	74.9	25.1	9.0	16.1	24.58	18.41	6.17	2.21	3.96
100 and under 500 acres	1860	487,041	.....	.....	.....	.....	.....	.....	.....	.....	24.91	.....	.....	.....	.....
	1870	565,054	.....	.....	.....	.....	.....	.....	.....	.....	21.24	.....	.....	.....	.....
	1880	1,695,983	1,416,618	279,365	84,645	194,720	83.5	16.5	5.0	11.5	42.30	35.33	6.97	2.11	4.86
	1890	2,008,694	1,594,641	414,053	135,748	278,305	79.4	20.6	6.7	13.9	44.00	34.93	9.07	2.97	6.10
500 and under 1000 acres	1860	20,319	.....	.....	.....	.....	.....	.....	.....	.....	1.04	.....	.....	.....	.....
	1870	15,853	.....	.....	.....	.....	.....	.....	.....	.....	.58	.....	.....	.....	.....
	1880	75,972	66,447	9,525	3,956	5,569	87.5	12.5	5.2	7.3	1.90	1.66	.24	.10	.14
	1890	84,395	70,911	13,484	5,216	8,268	84.0	16.0	6.2	9.8	1.84	1.55	.29	.11	.18
Over 1000 acres.....	1860	5,364	.....	.....	.....	.....	.....	.....	.....	.....	.27	.....	.....	.....	.....
	1870	3,720	.....	.....	.....	.....	.....	.....	.....	.....	.14	.....	.....	.....	.....
	1880	28,578	25,765	2,813	1,393	1,420	90.1	9.9	4.9	5.0	.70	.64	.06	.03	.03
	1890	31,546	26,725	4,821	2,271	2,550	84.7	15.3	5.2	8.1	.69	.58	.11	.05	.06
Grand total.....	1860	1,955,014	.....	.....	.....	.....	.....	.....	.....	.....	100.00	.....	.....	.....	.....
	1870	2,659,985	.....	.....	.....	.....	.....	.....	.....	.....	100.00	.....	.....	.....	.....
	1880	4,008,907	2,984,306	1,024,601	322,357	702,244	74.4	25.6	8.1	17.5	100.00	74.44	25.56	8.04	17.52
	1890	4,564,641	3,269,728	1,294,913	454,659	840,254	71.6	28.4	10.0	18.4	100.00	71.63	28.37	9.96	18.41
Total under 50 acres...	1860	833,412	.....	.....	.....	.....	.....	.....	.....	.....	42.63	.....	.....	.....	.....
	1870	1,321,137	.....	.....	.....	.....	.....	.....	.....	.....	49.69	.....	.....	.....	.....
	1880	1,175,564	670,954	504,610	162,700	341,910	57.1	42.9	13.8	29.1	29.33	16.74	12.59	4.06	8.53
	1890	1,318,521	737,273	581,248	210,811	370,437	55.9	44.1	16.0	28.1	28.89	16.16	12.73	4.62	8.11
Total over 50 acres.....	1860	1,121,602	.....	.....	.....	.....	.....	.....	.....	.....	57.37	.....	.....	.....	.....
	1870	1,338,848	.....	.....	.....	.....	.....	.....	.....	.....	50.31	.....	.....	.....	.....
	1880	2,833,343	2,313,352	519,991	159,657	360,334	81.6	18.4	5.7	12.7	70.67	57.70	12.97	3.98	8.99
	1890	3,246,120	2,532,455	713,665	243,848	469,817	78.0	22.0	7.5	14.5	71.11	55.47	15.64	5.34	10.30

TABLE B.

AN EXHIBIT FOR THE TWELVE STATES OF OHIO, INDIANA, ILLINOIS, MICHIGAN, WISCONSIN, MINNESOTA, NORTH AND SOUTH DAKOTA, IOWA, MISSOURI, KANSAS, AND NEBRASKA,
 FOUND IN THE NORTH CENTRAL GROUP OF STATES, FOR VARIOUS DECENNIAL PERIODS, OF THE NUMBER OF FARMS OF ALL TENURES AND OF VARIOUS SIZES,
 TOGETHER WITH THE PERCENTAGES WHICH THE VARIOUS SUBDIVISIONS ARE OF THE WHOLE.

Acreage of Farms Cultivated.	Years.	Farms of All Tenures.	Number of Farms Cultivated by				Percentage of all Farms of the Same Size Cultivated by				Percentage of all Farms. Cultivated by				
			Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.	Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.	All Farms.	Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.
Under 10 acres.	1860	17,993	.....	.....	.....	.....	....	....	....	....	2.40	....	....	....	....
	1870	57,750	.....	.....	.....	.....	....	....	....	....	5.13	....	....	....	....
	1880	33,661	25,222	8,439	4,185	4,254	75.0	25.0	12.4	12.6	1.98	1.48	.50	.25	.25
	1890	36,269	28,409	7,860	4,679	3,181	78.3	21.7	12.9	8.8	1.88	1.48	.40	.24	16
10 and under 20 acres.	1860	61,634	.....	.....	.....	.....	....	....	....	....	8.22	....	....	....	....
	1870	100,647	.....	.....	.....	.....	....	....	....	....	8.95	....	....	....	....
	1880	53,551	35,266	18,285	5,825	12,460	65.9	34.1	10.9	23.2	3.15	2.08	1.07	.34	.73
	1890	51,984	37,745	14,239	6,092	8,147	72.6	27.4	11.3	16.1	2.70	1.96	.74	.32	.42
20 and under 50 acres.	1860	266,991	.....	.....	.....	.....	....	....	....	....	35.57	....	....	....	....
	1870	370,816	.....	.....	.....	.....	....	....	....	....	32.96	....	....	....	....
	1880	295,486	217,009	78,477	19,356	59,121	73.4	26.6	6.6	20.0	17.40	12.79	4.61	1.13	3.48
	1890	297,511	226,753	70,758	22,784	47,974	76.2	23.8	7.7	16.1	15.47	11.79	3.68	1.19	2.49
50 and under 100 acres.	1860	243,260	.....	.....	.....	.....	....	....	....	....	32.43	....	....	....	....
	1870	352,869	.....	.....	.....	.....	....	....	....	....	31.36	....	....	....	....
	1880	509,160	398,536	110,624	26,683	83,941	78.5	21.5	5.3	16.2	29.99	23.47	6.52	1.57	4.95
	1890	526,935	397,099	129,836	42,901	86,935	75.4	24.6	8.1	16.5	27.39	20.64	6.75	2.23	4.52
100 and under 500 acres.	1860	157,411	.....	.....	.....	.....	....	....	....	....	20.99	....	....	....	....
	1870	238,349	.....	.....	.....	.....	....	....	....	....	21.18	....	....	....	....
	1880	787,512	657,650	129,862	32,024	97,838	83.5	16.5	4.1	12.4	46.39	38.73	7.66	1.90	5.96
	1890	983,218	761,138	222,080	69,191	152,889	77.6	22.4	7.0	15.4	51.12	39.57	11.55	3.60	7.95
500 and under 1000 acres.	1860	2,417	.....	.....	.....	.....	....	....	....	....	.32	....	....	....	....
	1870	4,010	.....	.....	.....	.....	....	....	....	....	.36	....	....	....	....
	1880	15,608	13,858	1,750	570	1,180	88.8	11.2	3.6	7.6	.91	.81	.10	.03	.07
	1890	23,437	19,250	4,187	1,315	2,872	82.1	17.9	5.6	12.3	1.22	1.00	.22	.07	.15
Over 1000 acres.	1860	500	.....	.....	.....	.....	....	....	....	....	.07	....	....	....	....
	1870	637	.....	.....	.....	.....	....	....	....	....	.06	....	....	....	....
	1880	2,990	2,684	306	100	206	89.8	10.2	3.3	6.9	.18	.16	.02	.01	.01
	1890	4,468	3,692	776	286	490	82.6	17.4	6.4	11.0	.22	.18	.04	.01	.03
Grand total.	1860	750,206	.....	.....	.....	.....	....	....	....	....	100.00	....	....	....	....
	1870	1,125,078	.....	.....	.....	.....	....	....	....	....	100.00	....	....	....	....
	1880	1,697,968	1,350,225	347,743	88,743	259,000	79.5	20.5	5.2	15.3	100.00	79.52	20.48	5.23	15.25
	1890	1,923,822	1,474,086	449,736	147,248	302,488	76.6	23.4	7.6	15.8	100.00	76.62	23.38	7.66	15.72
Total under 50 acres.	1860	346,618	.....	.....	.....	.....	....	....	....	....	46.19	....	....	....	....
	1870	529,213	.....	.....	.....	.....	....	....	....	....	47.04	....	....	....	....
	1880	382,698	277,497	105,201	29,366	75,835	72.6	27.4	7.7	19.7	22.53	16.35	6.18	2.72	4.46
	1890	385,768	292,907	92,857	33,555	59,302	76.4	23.6	8.7	14.9	20.05	15.23	4.82	1.75	3.07
Total over 50 acres.	1860	403,588	.....	.....	.....	.....	....	....	....	....	53.81	....	....	....	....
	1870	595,865	.....	.....	.....	.....	....	....	....	....	52.96	....	....	....	....
	1880	1,315,270	1,072,728	242,542	59,377	183,165	81.6	18.4	4.5	13.9	77.47	63.17	14.30	3.51	10.79
	1890	1,538,058	1,181,179	356,879	113,693	243,186	76.8	23.2	7.4	15.8	79.95	61.39	18.56	5.91	12.65

TABLE C.

AN EXHIBIT FOR THE EIGHT STATES AND TERRITORIES OF ALABAMA, MISSISSIPPI, LOUISIANA, TEXAS, KENTUCKY, TENNESSEE, ARKANSAS, AND OKLAHOMA, FOUND IN THE SOUTH CENTRAL GROUP OF STATES, FOR VARIOUS DECENNIAL PERIODS, OF THE NUMBER OF FARMS OF ALL TENURES AND OF VARIOUS SIZES, TOGETHER WITH THE PERCENTAGES WHICH THE VARIOUS SUBDIVISIONS ARE OF THE WHOLE.

Acreage of Farms Cultivated.	Years.	Farms of All Tenures.	Number of Farms Cultivated by				Percentage of all Farms of the Same Size Cultivated by				Percentage of all Farms.				
			Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.	Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.	All Farms.	Cultivated by			
												Owners.	Tenants.	Tenants for Cash Rental.	Tenants on Shares.
Under 10 acres.....	1860	9,712	.....	.....	.....	.....	.....	.....	.....	.....	2.88	.....	.....	.....	.....
	1870	45,563	.....	.....	.....	.....	.....	.....	.....	.....	8.91	.....	.....	.....	.....
	1880	27,110	10,018	17,092	5,530	11,562	36.9	63.1	20.4	42.7	3.06	1.13	1.93	.63	1.30
	1890	31,235	13,202	18,033	7,309	10,724	42.3	57.7	23.4	34.3	2.87	1.21	1.66	.67	.99
10 and under 20 acres..	1860	35,461	.....	.....	.....	.....	.....	.....	.....	.....	10.54	.....	.....	.....	.....
	1870	87,219	.....	.....	.....	.....	.....	.....	.....	.....	17.07	.....	.....	.....	.....
	1880	90,322	17,910	72,412	19,344	53,068	19.8	80.2	21.4	58.8	10.19	2.02	8.17	2.18	5.99
	1890	93,818	19,380	74,438	23,096	51,342	20.7	79.3	24.6	54.7	8.63	1.78	6.85	2.13	4.72
20 and under 50 acres..	1860	108,303	.....	.....	.....	.....	.....	.....	.....	.....	32.20	.....	.....	.....	.....
	1870	188,717	.....	.....	.....	.....	.....	.....	.....	.....	36.93	.....	.....	.....	.....
	1880	209,596	71,690	137,906	42,363	95,543	34.2	65.8	20.2	45.6	23.64	8.08	15.56	4.78	10.78
	1890	282,933	91,478	191,455	67,956	123,499	32.4	67.6	24.0	43.6	26.03	8.42	17.61	6.25	11.36
50 and under 100 acres.	1860	86,134	.....	.....	.....	.....	.....	.....	.....	.....	25.61	.....	.....	.....	.....
	1870	105,897	.....	.....	.....	.....	.....	.....	.....	.....	20.72	.....	.....	.....	.....
	1880	185,727	137,400	48,327	18,191	30,136	74.0	26.0	9.8	16.2	20.94	15.50	5.44	2.04	3.40
	1890	232,997	164,648	67,849	26,917	40,932	70.8	29.2	11.6	17.6	21.40	15.15	6.25	2.48	3.77
100 and under 500 acres	1860	86,878	.....	.....	.....	.....	.....	.....	.....	.....	25.83	.....	.....	.....	.....
	1870	78,439	.....	.....	.....	.....	.....	.....	.....	.....	15.37	.....	.....	.....	.....
	1880	336,362	294,460	41,902	17,784	24,118	87.5	12.5	5.3	7.2	37.94	33.21	4.73	2.01	2.72
	1890	407,328	346,272	61,056	24,122	36,934	85.0	15.0	6.0	9.0	37.48	31.86	5.62	2.22	3.40
500 and under 1000 acres	1860	7,819	.....	.....	.....	.....	.....	.....	.....	.....	2.33	.....	.....	.....	.....
	1870	4,163	.....	.....	.....	.....	.....	.....	.....	.....	.80	.....	.....	.....	.....
	1880	25,872	23,319	2,553	1,349	1,204	90.2	9.8	5.2	4.6	2.91	2.63	.28	.15	.13
	1890	26,666	23,323	3,343	1,598	1,745	87.4	12.6	6.0	6.6	2.46	2.15	.31	.15	.16
Over 1000 acres.....	1860	2,028	.....	.....	.....	.....	.....	.....	.....	.....	.61	.....	.....	.....	.....
	1870	1,000	.....	.....	.....	.....	.....	.....	.....	.....	.20	.....	.....	.....	.....
	1880	11,659	10,759	900	531	369	92.2	7.8	4.6	3.2	1.32	1.22	.10	.06	.04
	1890	12,295	10,669	1,626	903	723	86.8	13.2	7.3	5.9	1.13	.98	.15	.08	.07
Grand total.....	1860	336,335	.....	.....	.....	.....	.....	.....	.....	.....	100.00	.....	.....	.....	.....
	1870	510,998	.....	.....	.....	.....	.....	.....	.....	.....	100.00	.....	.....	.....	.....
	1880	886,648	565,556	321,092	105,092	216,000	63.8	36.2	11.9	24.3	100.00	63.79	36.21	11.85	24.36
	1890	1,086,772	668,972	417,800	151,901	265,899	61.6	38.3	13.9	24.5	100.00	61.55	38.45	13.98	24.47
Total under 50 acres...	1860	153,476	.....	.....	.....	.....	.....	.....	.....	.....	45.62	.....	.....	.....	.....
	1870	321,499	.....	.....	.....	.....	.....	.....	.....	.....	62.91	.....	.....	.....	.....
	1880	327,028	99,618	227,410	67,237	160,173	30.4	69.6	20.6	49.0	36.89	11.23	25.66	7.59	18.07
	1890	407,986	124,060	283,927	98,361	185,565	30.4	69.6	24.1	45.5	37.23	11.11	26.12	9.05	17.07
Total over 50 acres.....	1860	182,859	.....	.....	.....	.....	.....	.....	.....	.....	54.38	.....	.....	.....	.....
	1870	189,499	.....	.....	.....	.....	.....	.....	.....	.....	37.09	.....	.....	.....	.....
	1880	559,620	465,938	93,682	37,855	55,827	83.3	16.7	6.8	9.9	63.11	52.56	10.55	4.26	6.29
	1890	678,786	544,912	133,874	53,540	80,334	80.3	19.7	7.9	11.8	62.77	50.44	12.33	4.93	7.40

rise from their ranks to higher positions. Of that number 317,000 had risen to the level of farm owners, and the balance to that of farm tenants.

In 1850, according to the census of that year, there were in the United States 1,500,000 persons owning any form of real estate. That was one family out of every 2.77, counting slave and free in the nation. In 1890 the real estate owners among the farmers were one in every 1.61 families in their ranks. Those owners among the farmers were relatively 73 per cent more numerous than real estate owners were among all classes forty years before. Where in the annals of time can there be found such a relative and actual increase in the number of people owning land in a nation subject only to the right of eminent domain? When has the land hunger of the race been so fully fed as it has been during these years in the United States? American farm tenancy has been a factor accompanying those here passed in review, and aided them in feeding the land hunger of the lowly as just described. It must, therefore, in the opinion of the writer, be considered an element of industrial progress and not of decadence.

TABLE D.

AN EXHIBIT, FOR THE UNITED STATES AND THE NORTH AND SOUTH CENTRAL GROUPS OF STATES, OF THE NUMBER OF PERSONS OWNING AND HIRING THEIR FARMS, BY AGE PERIODS, TOGETHER WITH THE PERCENTAGE WHICH THE OWNERS AND RENTERS OF EACH AGE ARE OF THE WHOLE OF THAT AGE.

Geographical Division and Age Period.	Number of Persons.			Percentage.	
	Aggregate.	Owners.	Tenants.	Owners.	Tenants.
The United States.....	4,767,179	3,142,746	1,624,433	65.92	34.08
Under 25 years.....	218,531	71,140	147,391	32.55	67.45
25 to 29 ".....	479,120	207,863	271,257	43.38	56.62
30 to 34 ".....	603,500	331,607	271,893	54.95	45.05
35 to 39 ".....	623,786	377,598	246,188	60.53	39.47
40 to 44 ".....	558,270	378,957	179,313	67.88	32.12
45 to 49 ".....	542,493	381,148	161,345	70.26	29.74
50 to 54 ".....	492,299	367,461	124,838	74.64	25.36
55 to 59 ".....	400,624	319,077	81,547	79.65	20.35
Over 60 ".....	848,556	707,895	140,661	83.42	16.58
North Central States.....	1,978,659	1,454,542	524,117	73.51	26.49
Under 25 years.....	69,308	26,696	42,612	38.52	61.48
25 to 29 ".....	200,308	97,698	102,610	48.77	51.23
30 to 34 ".....	267,773	161,889	105,884	60.46	39.54
35 to 39 ".....	254,214	174,554	79,660	68.66	31.34
40 to 44 ".....	235,164	177,865	57,299	75.63	24.37
45 to 49 ".....	222,506	178,772	43,734	80.34	19.66
50 to 54 ".....	211,261	176,027	35,234	83.32	16.68
55 to 60 ".....	182,082	158,125	23,957	86.84	13.16
Over 60 ".....	336,043	302,916	33,127	90.14	9.86
South Central States.....	1,185,932	613,504	572,428	51.73	48.27
Under 25 years.....	87,042	22,565	64,477	25.92	74.08
25 to 29 ".....	143,701	50,312	93,389	35.01	64.99
30 to 34 ".....	165,956	76,609	89,347	46.16	53.84
35 to 39 ".....	170,918	85,654	85,264	50.11	49.89
40 to 44 ".....	136,939	77,747	59,192	56.77	43.23
45 to 49 ".....	134,730	74,956	59,774	55.63	44.37
50 to 54 ".....	108,965	64,972	43,993	59.63	40.37
55 to 60 ".....	79,221	50,550	28,671	63.81	36.19
Over 60 ".....	158,460	110,139	48,321	69.51	30.49

TABLE E.

AN EXHIBIT, FOR THE UNITED STATES AND THE NORTH AND SOUTH CENTRAL GROUPS OF STATES, OF THE NUMBER OF FARMS, THE ACREAGE OF THE SAME, THE AVERAGE NUMBER OF ACRES TO EACH FARM, AND THE AVERAGE NUMBER OF ACRES OF IMPROVED LAND TO EACH FARM WORKER FOR SEVERAL DECADES.

	Years.	Number of Farms.	Acres of Farm Land.			Average Acres to each Farm.	Average Acres Improved Land to each Farm.	Acres Improved Land to each Farm Worker.
			All Land.	Improved Land.	Unimproved Land.			
United States.	1850	1,449,073	293,560,614	113,032,614	180,528,000	203	79	..
	1860	2,044,077	407,212,538	163,110,720	244,101,818	199	80	30
	1870	2,659,985	407,735,041	188,921,099	218,813,942	153	71	32
	1880	4,008,907	536,081,835	284,771,042	251,310,793	134	71	37
North Central States.	1880	4,564,641	623,218,619	357,616,755	265,601,864	137	78	42
	1850	437,597	62,686,490	26,680,332	36,006,158	143	61	..
	1860	772,165	107,899,590	52,308,699	55,590,891	140	68	39
	1870	1,125,078	139,215,269	78,409,509	60,805,760	124	70	39
South Central States.	1880	1,697,968	206,982,157	136,842,319	70,139,838	122	81	50
	1890	1,923,822	256,586,994	184,292,126	72,294,868	133	97	60
	1850	266,814	77,645,466	22,038,946	55,606,520	291	83	..
	1860	370,373	118,992,965	33,232,296	85,760,739	321	89	22
South Central States.	1870	510,998	99,343,247	31,088,775	68,254,472	194	68	21
	1880	886,648	133,500,223	49,806,771	83,693,452	151	56	24
	1890	1,086,772	156,448,294	66,288,824	90,153,470	144	61	30

NOTE.—The discrepancies between the number of farms as given in Tables A, B, C, and E appear in the Census Reports for 1870 in the volume for Agriculture, pages 220 and 222, and that without explanation.

TABLE F.

AN EXHIBIT, FOR THE UNITED STATES AND FOR THE NORTH AND SOUTH CENTRAL GROUPS OF STATES, OF THE PERSONS TEN YEARS OLD AND UPWARD REPORTED BY THE DECENNIAL CENSUS AS BEING ENGAGED IN ALL AND IN CERTAIN SPECIAL INDUSTRIES AND CALLINGS.

	Year.	Free Males in all Occupations.	Free Males in Agriculture.	Males and Females, Free and Slave, in Agriculture.	Free Male Farm Laborers.	Male and Female, Free and Slaves, Farm Laborers.	Other Free Male Laborers.
United States.	1850*	5,371,876	2,400,583	.....	.....	.....	993,620
	1860†	8,173,752	3,330,612	5,374,118	795,679	2,839,163	969,301
	1870	10,669,635	5,525,503	5,922,471	2,512,664	2,885,996	1,010,345
	1880	14,744,942	7,075,983	7,670,493	2,788,976	3,223,876	1,796,575
	1890	18,820,950	7,821,813	8,466,924	2,556,930	3,004,015	1,858,504
North Central States.	1850*	1,361,790	780,388	.....	.....	.....	207,665
	1860†	2,433,876	1,288,811	1,350,115	302,570	363,874	275,260
	1870	3,553,155	2,029,047	2,035,343	728,837	731,339	324,671
	1880	5,088,033	2,701,408	2,716,810	840,967	845,100	593,890
	1890	6,661,082	3,002,044	3,080,688	772,454	778,015	646,286
South Central States.	1850*	695,673	425,795	.....	.....	.....	86,864
	1860†	1,002,262	462,020	1,503,613	130,820	1,172,413	101,767
	1870	1,990,801	1,293,793	1,496,457	693,662	887,678	102,473
	1880	2,492,259	1,807,531	2,116,570	904,358	1,224,254	230,298
	1890	2,973,003	1,983,968	2,206,876	716,058	956,531	204,408

* Includes only males over 15 years of age. † Includes both males and females.

TABLE G.

AN EXHIBIT, FOR THE UNITED STATES AND FOR THE NORTH AND SOUTH CENTRAL GROUPS OF STATES AT VARIOUS DECENNIAL PERIODS, OF THE ESTIMATED NUMBER OF FAMILIES WHOSE HEADS WERE ENGAGED IN AGRICULTURE EITHER AS A FARM OWNER, TENANT, WAGE EARNER, OR SLAVE. (*Estimates by L. G. Powers.*)

Year.....	1850.	1860.	1870.	1880.	1890.
Total Farm Families..	2,458,000	3,358,750	4,082,700	4,935,000	5,545,500
Farm-Owning Families.....	1,325,000	1,850,000	2,220,000	3,068,000	3,392,746
Families of Tenants, Laborers, and Slaves.	1,133,000	1,508,750	1,862,000	1,867,000	2,152,754
Families of Slaves.....	461,500	595,000	.....	.....	.....
Families of Tenants and Laborers.....	672,500	913,750	1,862,000	1,867,000	2,152,754
Families of Tenants.....	.....	.....	.....	1,325,000	1,624,434
Families of Laborers.....	.....	.....	.....	542,000	692,819